

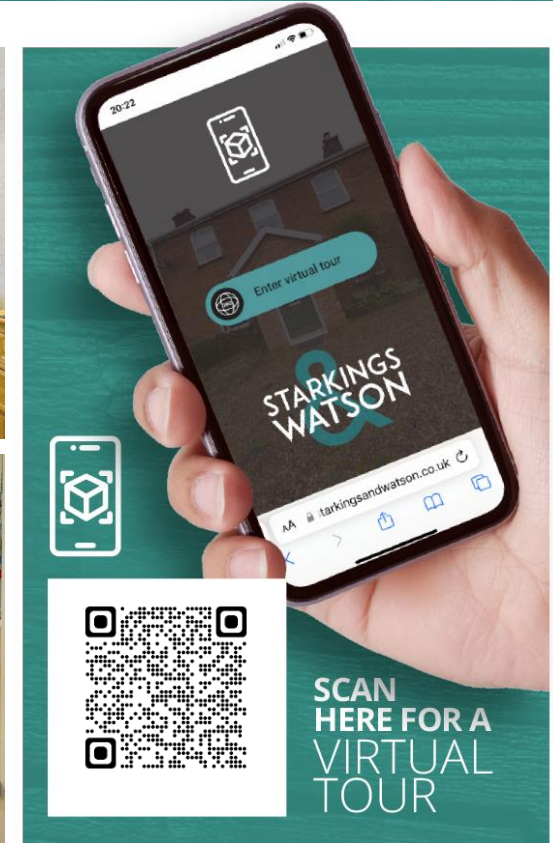
LONGFIELD CLOSE

Loddon, Norwich NR14 6UU

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE
PROPERTY



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STARKINGS
&
WATSON

- Extended Semi-Detached Home
- 14' Sitting Room with Storage
- 15' Kitchen/Dining Room
- Useful Utility Room
- 13' Conservatory
- Four Bedrooms, Bathroom & En Suite
- Lawned Rear Garden
- Integral Garage & Driveway

Situated in the HEART of LODDON, within walking distance to amenities, PARKS and SCHOOLS, this EXTENDED semi-detached home offers over 1000 Sq ft (stms) of accommodation, whilst being tucked away in a CUL-DE-SAC setting. With AMPLE PARKING to front, an integral garage also offers parking or STORAGE. Stepping inside, a HALL ENTRANCE leads to the cloakroom, and 14' SITTING ROOM - with storage under the stairs. Leading into the 15' KITCHEN/DINING ROOM, ample cupboards can be found, along with an adjacent UTILITY ROOM which offers space for appliances. An internal door leads to the garage, and to the 13' VAULTED CONSERVATORY - with fantastic GARDEN VIEWS. The UPSTAIRS is where the EXTENSION REALLY adds value, with FOUR BEDROOMS leading off the landing, along with a FAMILY BATHROOM. The MAIN BEDROOM extends to 21' with ample WARDROBE SPACE, and a MODERN SHOWER ROOM. The rear GARDEN is laid to lawn, with a patio area, and mature planting.

LOCATION

Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6UU), but to help you...Heading from Norwich on the A146, continue towards Loddon, turning left onto George Lane. Follow the road towards the centre of the village, turning left onto Filbert Road. Turn left onto Longfield Close, where the property

can be found on the left hand side.

AGENTS NOTE

There are no rights of access through the rear access gate.

The property is approached via a hard standing driveway providing off road parking for several vehicles, with access leading to the main property and integral garage.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, cloaks storage space, coved ceiling, doors to:

CLOAKROOM

White two piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to front, electric fuse box, coved ceiling.

SITTING ROOM

14' 11" x 11' 5" Max. (4.55m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to front, built-in under stairs storage cupboard, television and telephone points, thermostat heating control, coved ceiling.

KITCHEN/DINING ROOM

15' x 8' 9" (4.57m x 2.67m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric double oven with extractor fan, fitted carpet, integrated fridge, radiator, wall mounted gas fired central heating boiler, uPVC double glazed window to rear, uPVC double glazed sliding patio doors to rear garden, television point, space for dining table, coved ceiling, opening to:

UTILITY ROOM

9' 1" x 8' 1" (2.77m x 2.46m) Matching fitted range of wall and base level units with complementary rolled edge work surfaces, tiled splash backs, space for washing machine, integrated freezer, fitted carpet, door to garage, smooth coved ceiling, uPVC double glazed window and door to:

CONSERVATORY

13' 5" x 10' 7" (4.09m x 3.23m) Of uPVC construction with uPVC double



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glazed window to side and rear, uPVC double glazed tip and tilt doors to side and rear, fitted carpet, radiator, wall lighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard housing hot water tank, covered ceiling, doors to:

DOUBLE BEDROOM

21' 9" x 8' 3" Max. Some Restricted Height. (6.63m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth covered ceiling with loft access hatch, door to:

EN SUITE

Three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with electric shower, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, extractor fan, smooth covered ceiling with recessed spotlighting.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, covered ceiling with extractor fan.

DOUBLE BEDROOM

11' 5" x 7' 11" Max. (3.48m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, covered ceiling.

DOUBLE BEDROOM

12' 7" x 8' 4" (3.84m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, covered ceiling.

BEDROOM

7' 9" x 6' 6" (2.36m x 1.98m) Fitted carpet, radiator, uPVC double glazed window to front, covered ceiling.

OUTSIDE REAR

Leaving the property via the dining room patio doors, an enclosed lawned garden can be found with hard standing patio providing the perfect space for entertaining and alfresco dining. The garden is fully enclosed with timber panel fencing with a wide variety of planted borders.

GARAGE

16' 4" x 8' 2" (4.98m x 2.49m) Up and over door to front, door to utility room, power and lighting.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area
 1286.71 ft²
 119.54 m²

